

May 8, 2001

The Salisbury Planning Board held its regular meeting on Tuesday, May 8, 2001, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Rodney Queen, Sean Reid, DeeDee Wright, Ken Mowery, Elaine Stiller, Lou Manning, Eldridge Williams, Jeff Smith, Leigh Ann Loeblein, John Daniels, Fred Dula

ABSENT: Brian Miller

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Janice Hartis

The meeting was called to order by Chairman Wright. The minutes of April 24, 2001, were approved as published with one typographical correction.

NEW MEMBER

Chairman Wright welcomed Lou Manning to the Board. Mr. Manning was recently approved by the County Commissioners as a representative of the extraterritorial jurisdictional area of the city.

ZONING MAP AMENDMENTS

Z-10-01 Steinman Properties, Newsome Road near Fairfax Drive

Location: Newsome Road near Fairfax Drive and north of Wildwood Drive

Size: Three lots totaling approximately 10 acres

Existing Zoning: R-8 Single Family Residential

Proposed Zoning: RD-A Residential Development "A"

(a) Chairman Wright convened a courtesy hearing on Z-10-01.

Those speaking in favor of the zoning change request:

Dr. Tim Steinman, 1901 Benjamin Drive – Wants to develop townhomes comparable to Eastwood Village located near Corbin Hills golf course. Eastwood is zoned RD-A, contains approximately 10 acres, and contains approximately 73 units or 6 to 7 units per acre. He intends for his project to be upscale and one that complements existing surrounding properties. This area has easy access to Interstate 85. Under the current zoning regulations, 25 to 30 single family homes on 8,000 square foot lots could be located on this property. With townhomes, there would be one proprietor managing the property. Dr. Steinman indicated he wants to receive feedback from the community prior to proceeding with any kind of plans or development.

Those speaking in opposition to the zoning change request:

Denise Hallett, 516 Fairway Ridge Road – Asked if apartments could be built on the property. Knows the intent of the Steinmans and has no problem with their proposed use as long as it is restricted to townhomes. Her other concern is traffic.

Bill Varnadore – Owns the adjacent property—Phase 7 of Corbin Hills which has not been developed but is recorded. He is obligated to build 14 homes. Does not feel comfortable building these homes adjoining multi-family. Would have a hard time selling the homes if multi-family located next to them. This is a quality neighborhood. Plans to start building his houses next year.

Margaret Parker, owns three lots on Wesley Drive which is on the east side of the property in question – A lot of traffic on Newsome Road. This land is at the bottom of a hill as you come into a curve. Newsome Road would have to be a four-lane road to accommodate all the houses that would be put on the property in question. Upscale homes are planned at this point. However, the property could be sold and changes made.

The chairman closed the courtesy hearing on this case.

(b) Board Discussion:

Ken Mowery – Quoted from Policy N-19 of the Salisbury 2020 plan which indicates that access to higher density housing should not be through a lower density housing area. This proposed rezoning would put it in the middle of R-8 lower density housing. From the looks of the zoning map, it doesn't look like good planning in the past. It looks like it would be poor planning here to put this RD-A in the middle of R-8 zoning.

Sean Reid – Newsome Road is a great access for higher density. There will be proper buffering for the residential neighborhood. It will be upscale townhomes with site plan review where neighbors can come in and oversee what's going on.

Jeff Smith – This area would be okay for higher density. The board needs to start thinking about higher density development, but is concerned with how we do that higher density development. Until we get some additional restrictions in our zoning and subdivision ordinances, he's leery about putting an RD-A in the middle of an R-8 area. There are several well-established neighborhoods in this area. While he thinks this is a good place for higher density development, until he can see that there will be some open space and better buffering, he's struggling with approving the rezoning at this time.

Ken Mowery moved to recommend denying the request. The motion was seconded by John Daniels with Manning, Stiller, Mowery, Smith, Wright and Daniels voting AYE, Reid and Williams voting NAY, and Loeblein abstaining. The motion carried.

Z-11-01 Mitchell Avenue Properties, 1027 Lincolnton Road

Location: 1027 Lincolnton Road (white house on property next to RoMed)

Size: Approximately one acre

Existing Zoning: R-8 Single Family Residential

Proposed Zoning: LOI Limited Office Institutional

(a) Chairman Wright convened a courtesy hearing on Z-11-01.

Those speaking in favor of the zoning change request:

Teresa Miller, representing Mitchell Avenue Board of Directors – There is a house located on the property in question. The house is dilapidated. Wants the option of possibly demolishing the house or using the house as office space or storage. RoMed is planning to add

two more doctors to the clinic. If they decide to add additional parking, it is their feeling that the better place to put the parking is on the Lincolnton Avenue side. The patients could leave the parking lot directly onto Lincolnton Road instead of exiting on Mitchell Avenue and through a residential neighborhood. Realizes that a buffer would be required. If the house sits vacant, she's afraid that vandalism will occur.

Dr. Boyd Watts – Has been advised by a contractor to tear the house down. Salisbury Fire Department couldn't use the house as an exercise due to asbestos on the outside of the house. A tenant was trying to fix up the house, but it became too cost prohibitive. Heating the house was also costly. Eventually, RoMed is going to need more space and this lot, minus the house, would be the logical place to expand.

Mike Baker, 723 Wiley Avenue – The zoning change is fine as long as Wiley Avenue is not opened.

Mitch Lavean, 722 South Fulton Street – Any expansion of medical facilities or the ability to park at those medical facilities is going to be a plus. Has gone to RoMed on several occasions and could not find a parking place. Lincolnton Road has become a major thoroughfare and not as residential as it once was.

Those speaking in opposition to the zoning change request:

Al Dunn, 628 Mitchell Avenue – Neighborhoods are fragile. This neighborhood will soon celebrate its 100th birthday. The issue is not any problem with Dr. Watts and what his goals are. The issue is with the neighborhood and putting more parking lots and more lights and noise even closer into the neighborhood. This will add more traffic on Lincolnton Road which is already heavily traveled. The original plot of land that was rezoned to LOI years ago (where RoMed is now located) was a mistake which can't be changed. To do anything to let this expand and encroach back into the neighborhood is a real mistake.

Janna Annas, representing her son Michael who lives at 225 Wiley Avenue – This is an old neighborhood with lots of young families with children. Does not want to see this business expanded with parking lots. Has never seen a lack of parking spaces at RoMed.

Dawn Isenberg, 721 Mitchell Avenue – Has no desire to see additional buildings or parking lots in front of her home. Tired of business encroachment. Has to listen to dumpsters being emptied at RoMed between 3:30 and 4:30 a.m. Tired of coming to Planning Board and City Council every year because Dr. Watts, RoMed or Mitchell Avenue Properties wants to expand into the neighborhood. If the area is too small for his business, he needs to look for a larger location and not bulldoze his way into an established neighborhood to the detriment of the neighborhood. Salisbury needs good, viable neighborhoods with affordable housing.

Diane Dillon, Historic Salisbury Foundation – This house predates the Fulton Heights neighborhood. The property serves as a great buffer between RoMed and the Fulton Heights neighborhood.

Beth Snipes, 1202 Boyden Road

The chairman closed the courtesy hearing on this case.

(b) Board Discussion:

Sean Reid – This is an encroachment issue which could create a domino effect into the neighborhood. If the business has 92 parking spaces now and more parking is needed, that tells him the business has outgrown their space and needs to relocate. This is a fragile neighborhood.

Rodney Queen – Agrees with Sean. Need to protect this middle-class neighborhood.

Jeff Smith – Doesn't want to see anything destroy the character of the neighborhood. From the comments the Board heard, the house will have to come down. The property will probably be worth more vacant and zoned LOI or some other commercial zoning. This property will probably not be a residential area anymore given the traffic on Lincolnton Road.

Sean Reid moved to recommend denying the request. The motion was seconded by Lou Manning with Manning, Stiller, Mowery, Smith, Wright, Reid, Queen and Daniels voting AYE, Williams voting NAY, and Dula abstaining. The motion carried.

COUNCIL REFERRAL

Harold Poole reported that Downtown Salisbury, Inc., recently appeared before City Council to request consideration of a proposed local historic district overlay for downtown Salisbury. This request will involve both the Planning Board and the Historic Preservation Commission once the rezoning application is submitted. Aaron Arnett, staff liaison for the Historic Preservation Commission, explained what aspects of the rezoning application the Historic Preservation Commission will consider. The Planning Board and the Historic Preservation Commission will have 90 days to make their recommendation. Mr. Poole recommended that a committee be established to begin looking at the property. Ms. Wright appointed Leigh Ann Loeblein, Jeff Smith, Sean Reid and Eldridge Williams to this committee, with Ms. Loeblein serving as committee chair.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary